

326
HARRY RICHARD TRAINUM,
GRANTOR,

TO

MARY C. TRAINUM,
GRANTEE.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, I, Harry Richard Trainum, a single person, do hereby sell, convey and warrant unto Mary C. Trainum, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Part of the Southeast Quarter of Section 33, Township 2, Range 6 West, described as: BEGINNING at a point on the West right-of-way of State Highway 305 which is 275 feet South of the Southeast corner of the Mrs. Julia A. Perkins lot, as measured along said right-of-way (said point of beginning), also being described as the Southeast corner of the lot owned by M. B. Ross, as shown by deed from W. C. Bourland, et ux., of record in Book 38, page 151; thence along said right-of-way South 4 degrees 58 minutes East 25 feet to a point; thence along said right-of-way north 89 degrees 18 minutes East 5 feet to a concrete marker; thence along said right-of-way South 3 degrees 56 minutes East 105 feet to a point; thence South 63 degrees 21 minutes West 133 feet to a point; thence South 26 degrees 39 minutes East 15 feet to a point; thence South 64 degrees 00 minutes West 34 feet to a point; thence North 5 degrees 30 minutes West 211 feet to a point, being the Southwest corner of the hereinabove referred to M. B. Ross lot; thence along the South line of the M. B. Ross lot North 87 degrees 10 minutes East 150.5 feet to the point of beginning, containing .575 acres, more or less, and being the same land conveyed by T. E. McMurry and wife, to Herbert L. Werner and wife, by deed in Book 51, page 269, and being the same land conveyed by K. R. Trainum, Grantor, unto Harry Richard Trainum, and wife, Mary Chamberlin Trainum, by deed which is recorded in Book 79, Page 2, of the Warranty Deed records of DeSoto County, Mississippi, and being the same land conveyed to Betty Trainum Joslin, et vir, by Harry Richard Trainum, by deed recorded in Book 123, page 333, of the deed records of DeSoto County, Mississippi.

Also, for the consideration stated, Grantor hereby sells, conveys, warrants and delivers to Grantee all his right, title and interest in and to contents in store building located on the above-described land, including the equipment, fixtures, inventory, accounts receivable, permits and licenses, but excluding the ice cream box owned by Sealtest, and the pumps, compressor, grease

rack and gasoline storage tanks owned by Standard Oil Company.

Taxes for the year 1977 are to be paid by the Grantor, and taxes for the year 1978 are to be paid by the Grantee.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-way and easements for public roads and public utilities.

WITNESS MY SIGNATURE this the 3rd day of February, 1978.

Harry Richard Trainum
HARRY RICHARD TRAINUM

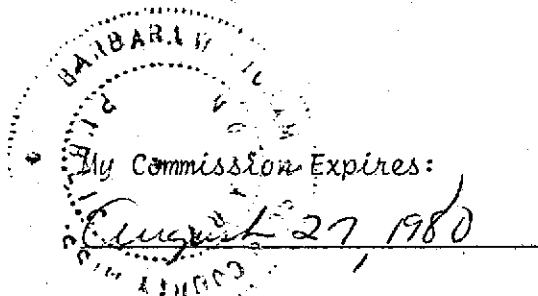
STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within-named Harry Richard Trainum, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and official seal of office this the 3rd day of February, 1978.

Barbara W. Ingram
NOTARY PUBLIC



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 45 minutes A.M. 8 day of Feb- 1978, and that the same has been recorded in Book 133 Page 326 records of WARRANTY DEEDS of said County. Witness my hand and seal this the 9 day of Feb- 1978. Fees \$3.00 Pd. SEAL X. B. Stiguer CLERK